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HOME INSPECTION ADVISORY COMMITTEE Minutes of September 22, 2015 Public Session

CALL TO ORDER

The Home Inspection Advisory Committee was called to order by Vice Chairman Del Greco at 9:30 a.m. in the Union Conference Room, third floor, 124 Halsey Street, Newark, New Jersey. All parties were duly notified of the time, date, and place and all pertinent material had been provided.

SUNSHINE LAW ANNOUNCEMENT

Joseph Grabowy read the statement required by Chapter 231, Laws of 1975, known as the Open Public Meetings Act, and announced that notice of the meeting was prepared in the office of the Committee and mailed to the Secretary of State, the Star-Ledger, the Courier Post, the Bergen Record and the Atlantic City Press.

ROLL CALL

CMS present: Michael Del Greco
Neil Kipnis

CMs absent: F. Michael Fitzpatrick

Others present: Karl W. Reidel, Executive Director, Olga Bradford, Deputy Attorney General, Joseph Grabowy and Martha Richardson, Committee Staff, and two members of the public.

ANNOUNCEMENTS

ACTION: The Committee, on a motion by CM Kipnis, second by Vice Chairman Del Greco, unanimously voted to close the nominations for Chairman and accept Michael Del Greco as the nominee for Chairman.

ACTION: The Committee, on a motion by Vice Chairman Del Greco, second by CM Kipnis, unanimously voted to close the nominations for Vice Chairman and accept the nomination of Neil Kipnis, as the nominee for Vice Chairman.

Michael Del Greco was elected as Chairman by unanimous consent of the Members. Neal Kipnis was elected as Vice Chairman by unanimous consent of the Members. The newly elected officers will assume their responsibilities commencing January 1, 2016.

APPROVAL OF MINUTES

July 14, 2015

ACTION: The Committee reviewed the minutes of July 14, 2015, and on a motion by CM Kipnis, second by Vice Chairman Del Greco, voted to approve the minutes as amended.

REPORT OF THE EXECUTIVE DIRECTOR

The Committee noted the following statistics as of August 25, 2015.

a. Licensing Statistics:

- Licensed Home Inspectors - Active	727
- Home Inspectors - Expired	332
- Home Inspectors - Inactive	218
Total	<u>1,277</u>

The Committee noted these statistics for the record.

b. Outgoing Correspondence:

David Goldstein

RE: "Bridge" Type Home Inspector Curriculum

August 14, 2015

The Committee requested additional information regarding the "Bridge" type home inspector curriculum offered at the Building Inspector's Career Institute.

c. Incoming Correspondence:

David Goldstein

RE: "Bridge" Type Home Inspector Curriculum

September 22, 2015

ACTION: The Committee reviewed the "Bridge" type home inspector curriculum offered at the Building Inspector's Career Institute and noted it for the record.

d. Proposed 2016 Meeting Dates

ACTION: The Committee reviewed the proposed 2016 meeting dates and on a motion by CM Kipnis, second by Vice Chairman Del Greco, voted to approve the following meeting dates: February 9, 2016, April 12, 2016, May 10, 2016, July 12, 2016, September 20, 2016, and December 13, 2016.

e. Middlesex County Technical Adult School

DISCUSSION: The Committee reviewed the home inspector curriculum offered at the Middlesex County Technical Adult School (MCTAS). MCTAS will be advised that the curriculum does not meet the Committee's requirements for licensure because field-based training inspections are not included. The Committee will also recommend that MCTAS change their website to state that Home Inspector course does not meet the licensure requirements of the HIAC. ED Reidel will contact the NJ Department of Education regarding MCTAS' failure to comply with the Committee's licensing requirements for home inspectors.

APPEARANCES:

None

APPLICATIONS FOR REVIEW

ACTION: The Committee, on a motion by CM Kipnis, second by Vice Chairman Del Greco, voted to approve the following applications for licensure pending receipt of insurance:

<u>Applicant</u>	<u>Application #</u>
Kenneth Meisch	1955215
Michael Thimme	1961902
Wallace Okulicz	1955793
Michael Burke, Jr.	1958339
Wayne Johnson	1966730
Thomas Sacca	1968399
John Ragno, Jr.	1968640
Michael Seltzer	1969702
Patrick Vitulli	1967598
Daniel Rafferty	1969846
John Delaney	1965392
Thomas McCabe	1968648
Michael Cotter	1818007

ACTION: The Committee, on a motion by Chairman Fitzpatrick via teleconference, second by Vice Chairman Del Greco, voted to approve the following applications for licensure pending receipt of insurance. CM Kipnis was recused.

Richard Ruff	1965135
John Rush	1969509

Michael O'Brien - #1954030

The Committee reviewed the home inspector application for Mr. O'Brien and tabled it pending review by DAG Bradford.

REVIEW OF CONTINUING EDUCATION COURSES:

ACTION: The Committee reviewed the following courses and on a motion by Vice-Chairman Del Greco, second by CM Kipnis, voted to approve the courses as follows:

<u>Sponsor</u>	<u>Course</u>	<u>Credits</u>
American Society of Home Inspectors	Inspecting electrical and electrical safety	2.0
American Society of Home Inspectors	Plumbing requirements and codes	2.0
American Society of Home Inspectors	Inspecting flat roofs & asphalt shingles	2.0
American Society of Home Inspectors	Inspecting hard coat stucco	2.0
American Society of Home Inspectors	Chimney Drawings	2.0
American Society of Home Inspectors	Defect recognition and effective reporting	2.0
American Society of Home Inspectors	Basic residential heating & cooling systems	2.0
American Society of Home Inspectors	Defect recognition & diagnosing home improvement cover-ups	2.0
American Society of Home Inspectors	Causes, symptoms & solutions to common Foundation problems	2.0
American Society of Home Inspectors	Uncontrolled air flow in homes	2.0
American Society of Home Inspectors	Water intrusion into buildings	2.0
American Society of Home Inspectors	High efficiency gas furnaces	2.0
American Society of Home Inspectors	Inspection of adhered manufactured stone veneer	2.0
American Society of Home Inspectors	2016 advanced electrical single phase	2.0
American Society of Home Inspectors	Inspecting old houses from the ground up	2.0
American Society of Home Inspectors	Major home deficiencies	2.0
American Society of Home Inspectors	Prefabricated fireplaces for inspectors	2.0

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American Society of Home Inspectors	EIFS, Identification of common installation deficiencies	2.0
American Society of Home Inspectors	Radon - Marketing to the Realtors	2.0
American Society of Home Inspectors	Wood destroying Insects, bedbugs and other pests	2.0
American Society of Home Inspectors	Significance of finding vermiculite insulation	2.0
American Society of Home Inspectors	Inspector safety	2.0
American Society of Home Inspectors	Inspecting of decks	2.0
American Society of Home Inspectors	Live video Inspection of a house	2.0
American Society of Home Inspectors	Inspecting a tile roof & solar array attachment	2.0
American Society of Home Inspectors	Not your typical inspection: CSST piping	2.0
American Society of Home Inspectors	Fire protection	2.0
Garden State ASHI	Decks: Inspections and safety issues	3.0
Garden State ASHI	Wood Destroying Insect Inspection	2.0
Garden State ASHI	Report Writing/Proper terminology	1.0
NY Metro ASHI	Deck Inspections	1.50
NJ ALPHI	Oil heating appliance seminar	6.0
Inspector Education Institute	Structural Inspection	2.0
Inspector Education Institute	Structural Defects Further Explored	4.0
Inspector Education Institute	Stucco, EIFS & Stone Veneer	2.0
Inspector Education Institute	Moisture Intrusion & Fire Damage	2.0
Inspector Education Institute	Insulation & Interior Inspection	2.0
Inspector Education Institute	Report Writing	6.0
Inspector Education Institute	Residential Metal Framing	2.0
Inspector Education Institute	Inspector Safety	2.0
Inspector Education Institute	Mock Trial	4.0
Inspector Education Institute	Inspecting Antique & Historic Homes	4.0

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Inspector Education Institute	Air Conditioners & Heat Pumps	3.0
Inspector Education Institute	Basic Pesticide (Core) Recertification	2.0
Inspector Education Institute	Compliance Issues with Regulating Home Inspectors and Pest Control Applicators	2.0
Inspector Education Institute	Advanced Heating & Cooling Systems	2.0
Inspector Education Institute	Low Slope and Flat Roofing	2.0
Inspector Education Institute	Advanced Electrical Systems	2.0
Inspector Education Institute	Metal Framing	2.0
Inspector Education Institute	Review of the Statutes & Regulations Governing Home Inspectors	4.0
Inspector Education Institute	Identifying Signs of Wood Destroying Insect Activity & Signs of Treatment During a Home Inspection	4.0
Inspector Education Institute	New Heating Systems in Historic Homes	2.0
Inspector Education Institute	Manufactured Housing & Modular Construction	3.0
Inspector Education Institute	Building Envelope Performance	8.0
Inspector Education Institute	Exterior Inspection	2.0
Inspector Education Institute	Review of Basic Home Inspection Procedures	8.0
Inspector Education Institute	Special Structural Components	2.0
Inspector Education Institute	Structural Defects	2.0
Inspector Education Institute	Synthetic Stucco Siding Evaluations	8.0
Inspector Education Institute	Inspecting Alternative Foundations	2.0
Inspector Education Institute	Plumbing Defect Recognition	2.0
Inspector Education Institute	Vinyl Siding	2.0
Inspector Education Institute	Electrical Problems in Older Homes	2.0
Inspector Education Institute	Venting & Chimneys	2.0
Inspector Education Institute	Inspecting for Termites & Other Wood Destroying Insects (Category 7B) Recertification	4.0

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Inspector Education Institute	Condo's & Multi-Family Dwelling Inspections	4.0
Inspector Education Institute	Communications & Professional Practices	4.0
Inspector Education Institute	Report Writing	4.0
Inspector Education Institute	Quality of Construction in New Construction	4.0
Inspector Education Institute	Hydronic Heating	1.0
Inspector Education Institute	Framing Defects in Residential Construction	2.0
Inspector Education Institute	Termites & Other Wood Destroying Insects	16.0
Inspector Education Institute	Ethics & the Home Inspector	3.0
Inspector Education Institute	Report Writing	3.0
Inspector Education Institute	Compliance Issues with the Laws Regulating Home Inspectors	3.0
Inspector Education Institute	You Can't Make This Up	2.0
Inspector Education Institute	Decks, Stairs and Rails	2.0
Inspector Education Institute	Appliance Inspections	2.0
Inspector Education Institute	Myths & Facts of Cement Fiber Siding	2.0
InterNACHI	Phase construction inspections	2.0
InterNACHI	Evaluation of masonry residential buildings, case studies of water intrusion in residential masonry buildings	3.0
InterNACHI	The home inspector legal forum	2.0

REACTIVATIONS/REINSTATEMENTS

Raymond Wittschen, #24GI00129900

ACTION: The Committee reviewed Mr. Wittschen's application for reinstatement of his expired license and on a motion by CM Kipnis, second by Vice Chairman DelGreco, voted to accept his credits earned at Montgomery County College, Maryland in partial satisfaction of his continuing education requirements and to reinstate his license after the receipt of his current certificate of insurance and the processing of his \$125.00 reinstatement fee. The

Committee also requested that Mr. Wittschen complete three (3) continuing education credits in New Jersey Rules and Regulations and two (2) credits in Ethics, within ninety (90) days and provide the original CE certificates to the Committee office.

INFORMATIONAL ITEMS

The Committee discussed Licensed Home Inspectors accepting compensation or referral fees from contractors or companies scheduled by the home inspector for the convenience of their clients such as oil tank sweeps, sewer pipe inspections or private waste disposal system inspections. The Committee reminded the public that pursuant to the prohibited practices portion of its regulations set forth at N.J.A.C. 13:40-15.19 it is a prohibited practice for a home inspector to accept or offer commissions or allowances, directly or indirectly, from other parties dealing with the client in connection with work for which the licensee is responsible;

PUBLIC COMMENTS

DISCUSSION: Dave Goldstein spoke about the Committee's regulations pertaining to comity.

MOVE TO EXECUTIVE SESSION

ACTION: The Committee, on a motion by Vice Chairman DelGreco, second by CM Kipnis, voted to enter Executive Session to review disciplinary matters.

RETURN TO PUBLIC

On a motion contained in the Executive Session minutes, the Committee re-entered Public Session for the purposes of adjournment.

ADJOURNMENT

ACTION: On a motion by Vice Chairman Del Greco, second by CM Kipnis, the Committee voted to adjourn the meeting at 2:00 PM.

APPROVED BY:

F. Michael Fitzpatrick
Chairman

Karl W. Reidel
Executive Director

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